

# 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input checked="" type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES 1840's - 1930's

BUILDER/ARCHITECT N/A

## STATEMENT OF SIGNIFICANCE

The Old Tippecanoe Main Street Historic District is architecturally significant in southwest Ohio, because it is a well preserved collection of canal town public, industrial, commercial, and residential structures. The district includes an unusual variety of styles and typifies a turn of the century town. Since the village has always enjoyed economic prosperity due to its location along major transportation routes, and because of its diversified industrial and commercial bases, it has not experienced a decline in the quality of civic life or in community pride in its buildings. Nor has it been swallowed up by any one major impact that could have overwhelmed this small canal town of yesterday as it grew into today's city of approximately 6,000 people.

The three major areas in the historic district that runs east and west along Main Street for eight blocks are industrial, commercial, and residential. At the eastern boundary are the frame vernacular mills near the lock of the Miami-Erie Canal, which was completed to this part of Ohio in 1839. The platting of the town followed in 1840 when commercial buildings began appearing on the adjacent two blocks to the west. The two-or three-story business buildings include a number of frame country stores, some with attached residences. Other commercial styles include Late Federal brick, "Boom Town Front", French Second Empire, Italianate, Romanesque Revival, Queen Anne, Beaux Arts, and Neo-Classical. Sprinkled in the commercial area and in the block that connects to the residential area are some public buildings. They include an 1874 Town Hall, an 1894 Zion Evangelical Lutheran Church of Romanesque Revival style, a Jacobethan Township Building, a 1930's post office, and a post WW II library. On the west, the last four blocks spotlight a tree-lined residential area and include a few stately brick homes of Gothic Revival, Italian Villa, and French Second Empire. However, large frame Queen Anne and Stick Style homes with elaborate wrap-around porches from the turn of the century dominate, and seem to have influenced owners of more vernacular buildings to add open porches as the street became the desirable location for merchants to build. There are some good examples of Sears-style houses and some excellent bungalows that illustrate the continuous building activity that subsided with the Great Depression of the 1930's.

The industrial area includes the abandoned lock (#1) of the canal. Constructed originally of limestone blocks and later covered with lime cement, the lock and the grassy canal bed are included in the Great Miami River Corridor Plan for recreational development. Key buildings on the west side of the canal are the Tipp Roller Mill (#2) begun in 1839; and the linseed mill, later converted to the 1889 Buggy Whip Factory (#89) on the south side of the street.

(See continuation sheet #8)

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National Park Service

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The buildings in the commercial area of the district included copper shops, saloons, a tree nursery, physician's office and public facilities. Most of the structures are typical of the period in which they were built and all have businesses today. There are the frame vernacular (#80, #81, #82, #83), late Federal (#7, #13, #14, #74), Greek Revival (#9, #77, #86), "Boomtown" Front (#10, #11, #78, #79), Romanesque Revival (#72, #88), French Second Empire (#70), Italianate (#15, #16, #21, #15, #16), Queen Anne (#12), Beaux Arts (#17), Neo Classical (#18) and Jacobethan (#69). An outstanding structure is the Chaffee Opera House (#73), a three story brick building that retains a stage and seating area on the second floor. This old opera house is currently being considered for restoration and reuse. Its first floor is attractive with plate glass show areas and striped awnings. Another key structure is the three-story frame Burwell Building with a pair of two-story bay windows. This building is unique because it has a ventilation shaft and skylight which was very important for the builder whose son had his photography shop here. The frame stores with boom town fronts, attached residences and/or gabled facades, located nearest to the canal, should not be overlooked. They are important as reminders of early Ohio towns from the 1840's to the 1870's, before frame structures were replaced by brick business blocks because of the vulnerability to fire.

The 1874 Tippecanoe Engine House, now the City Building (#21), is the administrative headquarters for the City, and its restoration spearheaded the interest in furthering the village's Main Street restoration. A style not generally found in small towns is the Jacobethan Monroe Township Building dating from 1915, which has a commercial first level.

The residential area is separated from the commercial and public buildings primarily by the railroad tracks. A few early houses were built on open land on the west end of Main Street. One is the Sidney Chaffee house (#39), an outstanding example of French Second Empire. He was the builder of the opera house, and a prominent businessman. Also notable is the Gothic Revival house (#58) built by Jacob Meyer, and the house with Greek Revival and Italian Villa influences (#35).

Many houses were built from 1890 - 1920's. There are the Queen Anne's (#19, #25, #25, #27, #32, #36, #47, #63), the Stick Styles (#23, #64), the <sup>Four square</sup> House type (#30, #38, #41, #44, #45, #46, #48, #54, #55, #58, #59), the Prairie Style (#60), the bungalows (#3, #4, #42, #43, #51) and a Colonial style with Dutch gambrel roof (#34).

Some earlier homes, (#28, #33, #37, #56, #57), acquired fancy porches at the turn of the century. All together, the street blends well and typifies the introduction of large porches and leisure hours for small town residents.

The Tipp City Historical Society, the Restoration and Architectural Review Board of Tipp City, the Tipp City Players, the Cultural Committee of Community Services, the Downtown Merchants, the Chamber of Commerce, the City Council and the City Manager's office are all working together to foster ongoing appreciation of the architectural heritage of the City.

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This nomination is a result of an inventory begun by Pat Logan, Tipp City, and directed by Loren Gannon, and studies done on the commercial architecture by Kim Zarney, Townscape, Inc. and several Ohio State students from the school of Architecture.

During the summer of 1982, an intern from Miami University was directed to prepare the nomination by the City Manager, Steven Husemann. The intern, Judy Gilleland, was assisted by many interested residents, but especially by Ellen Cotterman and Sandy Whitaker. The work was advised by Mary Ann Brown, area coordinator for Southwest Ohio, from the Ohio Historic Preservation Office.

There has been no complete archaeological survey of Tipp City; therefore this nomination does not include any archaeological information.

# DESCRIPTION

## CONDITION

☒ EXCELLENT  
☒ GOOD  
☒ FAIR

☐ DETERIORATED  
☐ RUINS  
☐ UNEXPOSED

## CHECK ONE

☐ UNALTERED  
☒ ALTERED

## CHECK ONE

☒ ORIGINAL SITE  
☐ MOVED DATE \_\_\_\_\_

## DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Old Tippecanoe Main Street Historic District of Tipp City includes eighty-eight (88) structures primarily composed of industrial, commercial and residential buildings that range from the 1840's to the 1930's. Located in a rich farming area in the Greater Miami Valley in Southwest Ohio, and criss-crossed by transportation routes of early pikes, the Miami-Erie Canal, the Dayton and Michigan Railroad, the Dayton and Troy Interurban Line and now, Interstate 75, the village remains today a thriving small town with a population of approximately 6,000 people.

The Historical District lies in a linear pattern for eight blocks along Main Street from the Old Miami-Erie canal on the east nearly to Hyatt Street, an early stage coach line, on the west.

The industrial section forms the eastern boundary and is the first of three distinct sections in the district. This area includes the canal bed, a canal lock, and a mill on either side of the street. A parking lot (5) on the northeast corner of Main and First is an intrusion on the west edge of the industrial section.

Two blocks of commercial structures from First to Third Street include a number of small town frame stores and residences. In other towns these early vernacular shops have often been demolished and replaced by brick business blocks in the last quarter of the nineteenth century; one unique feature of Tipp City's historic district is that these frame structures have been retained. Some of the very early commercial buildings from the 1850's to the 1870's have undergone changes, such as altered first floors, and boom town fronts. The total appearance of the business section illustrates a nineteenth century canal town that constantly adjusted to meet the community's needs.

Although the buildings from Third to Fourth Street are hard to categorize and include an 1800's meeting hall, an 1894 church, a 1930's post office and an intrusive 1960's service station, the block is included because it is a connecting link for the commercial and residential areas.

The residential section of four blocks from Fourth to Hyatt Street is distinguished by many large frame homes with sprawling open front porches typical of the turn of the century, although a few early homes are brick. This established area of tree lined street is not affected by the intrusion of a one story medical building (40).

The western boundary for the district was placed on the west sides of Lots 439 and 432 because the adjoining lots do not have residences, but have a fast food store and a service station built since the 1950's.

(See continuation sheet #1)

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The alley between Main and Walnut, and between Main and Dow Streets form the obvious North and South boundaries of the district, thus only the buildings that face Main Street are included in this historic district nomination.

The non-contributing structures include a few commercial buildings (#6, 8, 16, 20, 61 65, 66, 67).

These structures, although of later construction, retain the scale and building materials prevalent in the mixed-use buildings along the eight block stretch of Tipp City's Main Street. These structures are considered non-contributing but do not greatly detract from the architectural significance of the district. However, there are four intrusive elements (5, 40, 68, 72) which detract from the cohesive blend of nineteenth century and turn of the century life in this small Ohio village.

The buildings will be described beginning on the North side of Main Street at the canal, going West toward Hyatt Street, then crossing Main Street traveling East along the South side until meeting the canal again:

- nc constitutes a non-contributing structure
- o constitutes an intrusion
- \* constitutes building number on map

**List of Non-Contributing Structures**

- |   |                                     |
|---|-------------------------------------|
| 6. Northwest corner of First and Main           | 65. One-story 1940 building         |
| 8. One story carpet store on East Main          | 66. An early warehouse store        |
| 16. 1940s store front facade on 29-31 East Main | 67. A two-story functional building |
| 20. Library on East Main                        |                                     |
| 61. One-story decorating store                  |                                     |

**List of Intrusions**

- 5. Parking lot on the NE corner of First and Main
- 40. One story doctor's office on West Main
- 68. Sohio gas station on West Main
- 72. One-story bank on East Main

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List of Owners

BUILDING

OWNER

- |                             |  |
|-----------------------------|--|
| 1. E. Main Street           | State of Ohio  |
| 2. 225 E. Main Street       | Tom Sampley<br>212 West Broadway<br>Tipp City, Ohio 45371                    |
| 3. 213 E. Main Street       | John & Maxine Wilhelm<br>106 S. First Street<br>Tipp City, Ohio 45371        |
| 4. 209 E. Main Street       | Sandra Kimbley<br>209 E. Main Street<br>Tipp City, Ohio 45371                |
| 5. (Eagles lot) E. Main St. | Fraternal Order of the Eagles<br>202 E. Main Street<br>Tipp City, Ohio 45371 |
| 6. 135 E. Main Street       | Parker Behm<br>1554 McKaig Ave.<br>Troy, Ohio 45373                          |
| 7. 119-125 1/2 E. Main St.  | Bruce & Nona Batten<br>224 S. Third Street<br>Tipp City, Ohio 45371          |
| 8. 125 E. Main Street       | Thomas Brubaker<br>610 Donview Circle<br>Tipp City, Ohio 45371               |
| 9. 121 E. Main Street       | IBEW Local Union<br>121 E. Main Street<br>Tipp City, Ohio 45371              |
| 10. 117 E. Main Street      | Bernard Byrkett<br>207 N. Second Street<br>Tipp City, Ohio 45371             |
| 11. 115 E. Main Street      | Bill Sloan<br>625 S. Third Street<br>Tipp City, Ohio 45371                   |
| 12. 111-113 E. Main Street  | Frances Balfourd<br>S.R. 718<br>Troy, Ohio 45373                             |

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- |                              |  |
|------------------------------|--|
| 13. 103 & 105 E. Main Street | Paul, Richard, Jean Stiles<br>307 N. Fourth Street<br>Tipp City, Ohio 45371        |
| 14. 101 E. Main Street       | Paul, Richard, Jean Stiles<br>307 N. Fourth Street St.<br>Tipp City, Ohio 45371    |
| 15. 35 E. Main Street        | Roland and Mary Vocke<br>335 E. SR 571<br>Tipp City, Ohio 45371                    |
| 16. 29 & 31 E. Main Street   | First National Bank & Trust Co.<br>910 W. Main Street<br>Troy, Ohio 45373          |
| 17. 27 E. Main Street        | Hughes Devlpt.<br>5335 S. SR 25 A.<br>Tipp City, Ohio 45371                        |
| 18. 19 E. Main Street        | Miami Citizens National Bank & Trust<br>19 E. Main Street<br>Tipp City, Ohio 45371 |
| 19. 15 E. Main Street        | Library<br>11 E. Main Street<br>Tipp City, Ohio 45371                              |
| 20. 11 E. Main Street        | Library<br>11 E. Main Street<br>Tipp City, Ohio 45371                              |
| 21. 3 East Main Street       | City of Tipp City<br>3 East Main Street<br>Tipp City, Ohio 45371                   |
| 22. 5 W. Main Street         | Zion Evangelical Church<br>11 N. Third Street<br>Tipp City, Ohio 45371             |
| 23. 23 W. Main Street        | Robert Spencer<br>5209 S.R. 202<br>Tipp City, Ohio 45371                           |
| 24. 29 W. Main Street        | U.S. A.  |
| 25. 105 W. Main Street       | John & Katharine Sproule<br>105 West Main Street<br>Tipp City, Ohio 45371          |

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- |                                   |   |
|-----------------------------------|---|
| 26. 109 W. Main Street            | Hugh Cramer c/o 1st National Bank<br>910 W. Main Street<br>Troy, Ohio 45373 |
| 27. 115 W. Main Street            | Edward & Bonnie Martino<br>115 W. Main Street<br>Tipp City, Ohio 45371      |
| 28. 121 W. Main Street            | James Gagnet<br>121 W. Main Street<br>Tipp City, Ohio 45371                 |
| 29. 131 W. Main Street            | James & Eleanore Kilpatrick<br>1015 Oak Lea Drive<br>Troy, Ohio 45373       |
| 30. 203 W. Main Street            | Dale Rudisill<br>203 W. Main Street<br>Tipp City, Ohio 45371                |
| 31. 213, 213 1/2, 215 W. Main St. | John H. Shearer, c/o Holt<br>306 N. Third Street<br>Tipp City, Ohio 45371   |
| 32. 223 W. Main Street            | James Rousculp<br>223 W. Main Street<br>Tipp City, Ohio 45371               |
| 33. 231 W. Main Street            | Stanley Evans<br>231 W. Main Street<br>Tipp City, Ohio 45371                |
| 34. 305 W. Main Street            | Franklin Davis<br>305 West Main Street<br>Tipp City, Ohio 45371             |
| 35. 309 W. Main Street            | Alva Parsons<br>309 W. Main Street<br>Tipp City, Ohio 45371                 |
| 36. 317 W. Main Street            | James Bayliff<br>317 W. Main Street<br>Tipp City, Ohio 45371                |



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37. 327 West Main Street

Frings & Bayliff Funeral Home  
327 W. Main Street  
Tipp City, Ohio 45371

38. 405 W. Main Street

John Lorms  
405 W. Main Street  
Tipp City, Ohio 45371

39. 415 W. Main Street

Ray Petrey  
415 W. Main Street  
Tipp City, Ohio 45371

40. 423 W. Main Steeet

Dr. Robert Sutton  
425 W. Main Street  
Tipp City, Ohio 45371

41. 427 West Main Street

Donald Tygret  
427 W. Main Street  
Tipp City, Ohio 45371

42. 433 West Main Street

Roy Pearson  
433 W. Main Street

43. 439 West Main Street

Thomas Heil  
439 West Main Street  
Tipp City, Ohio 45371

44. 438 W. Main Street

Ray Fleming  
438 West Main Street  
Tipp City, Ohio 45371

45. 432 West Main Street

Kenneth Cleveland  
432 West Main Street  
Tipp City, Ohio 45371

46. 426 West Main Street

Mildred Holladay  
207 N. Waverly Avenue  
Farmville, North Carolina 27828

47..420 1/2 & 420 W. Main St.

Omer Watson  
420 W. Main Street  
Tipp City, Ohio 45371

48. 414 West Main Street

Marlene Byrne  
414 W. Main Street  
Tipp City, Ohio 45371

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49. 408 West Main Street

Phyllis Parsons  
408 West Main Street  
Tipp City, Ohio 45371

50. 402 West Main Street

James Pricer  
402 West Main Street  
Tipp City, Ohio 45371

51. 326 West Main Street

Thomas Dysinger  
326 West Main Street  
Tipp City, Ohio 45371

52. 320 W. Main Street

David Smith  
320 West Main Street  
Tipp City, Ohio 45371

53. 314 W. Main Street

Richard Lange  
7635 Staley Rd.  
New Carlisle, Ohio 45344

54. 310 W. Main Street

Otto Frings  
310 W. Main Street  
Tipp City, Ohio 45371

55. 300 W. Main Street

Feghtley Lutheran Home  
P.O. Box 1072  
Dayton, Ohio 45401

56. 230 W. Main Street

Ellen Cotterman  
230 W. Main Street  
Tipp City, Ohio 45371

57. 226 W. Main Street

Mrs. Calvin Weaver  
226 W. Main Street  
Tipp City, Ohio 45371

58. 220 & 218 W. Main St.

Mrs. Carl Moser  
220 W. Main Street  
Tipp City, Ohio 45371

59. 212 W. Main Street

Ruth Hawley  
212 W. Main Street  
Tipp City, Ohio 45371

60. 206 West Main Street

Hugh Hadden  
206 W. Main Street  
Tipp City, Ohio 45371

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- |                         |   |
|-------------------------|---|
| 61. 122 W. Main Street  | Ralph & Nell Rodenburg<br>431 S. Hyatt Street<br>Tipp City, Ohio 45371      |
| 62. 120 W. Main Street  | Clifford Fritzsche<br>120 W. Main Street<br>Tipp City, Ohio 45371           |
| 63. 114 W. Main Street  | Marjorie Vanderhorst Rigdon<br>114 W. Main Street<br>Tipp City, Ohio 45371  |
| 64. 104 W. Main Street  | Rex & Molly Spencer<br>5215 S.R. 202<br>Tipp City, Ohio 45371               |
| 65. 40 West Main Street | Robert C. Spencer<br>5209 SR 202<br>Tipp City, Ohio 45371                   |
| 66. 24 W. Main Street   | Tipp Lodge 147 I.O.O.F.<br>24 1/2 W. Main Street<br>Tipp City, Ohio 45371   |
| 67. 20 W. Main Street   | Shirley Spencer<br>5209 SR 202<br>Tipp City, Ohio 45371                     |
| 68. 10 W. Main Street   | Sohio Company<br>415 S. Piqua Street<br>Troy, Ohio 45373                    |
| 69. 4-8 E. Main Street  | Monroe Township Trustees<br>4 1/2 E. Main Street<br>Tipp City, Ohio 45371   |
| 70. 14 E. Main Street   | Otto & Isabel Frings<br>310 W. Main Street<br>Tipp City, Ohio 45371         |
| 71. 14 E. Main Street   | Otto & Isabel Frings<br>310 W. Main Street<br>Tipp City, Ohio 45371         |
| 72. 24 E. Main Street   | Monroe Federal Savings & loan<br>24 E. Main Street<br>Tipp City, Ohio 45371 |

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73. 28-34 E. Main Street  
7 - 17 S. Second Street

Mary Butler  
420 Bowman Avenue  
Tipp City, Ohio 45371

74. 106 E. Main Street

Pat Phelan  
Tipp City, Ohio 45371

75. 10 S. Second Street

Pat Phelan  
Tipp City, Ohio 45371

76. 10-8-110 E. Main Street

Tippecanoe Lodge F & A.M.  
107 E. Main Street  
Tipp City, Ohio 45371

77. 112 E. Main Street

Cleo L. Wampler  
420 W. Walnut Street  
Tipp City, Ohio 45371

78. 116 E. Main Street

Legal Investments  
116 E. Main Street  
Tipp City, Ohio 45371

79. 118 E. Main Street

James Gagnet  
121 West Main Street  
Tipp City, Ohio 45371

80. 120 E. Main Street

Samuel & Ethel Moore  
315 Bowman Drive  
Tipp City, Ohio 45371

81. 126 E. Main Street

Irene Shefmire  
1020 Shoop Rd.  
Tipp City, Ohio 45371

82. 128 E. Main Street

Irene Shefmire  
1020 Shoop Rd.  
Tipp City, Ohio 45371

83. 130 E. Main Street

Edward Martino  
115 W. Main Street  
Tipp City, Ohio 45371

84. 132 E. Main Street

Edna Shaneyfelt  
1576 North Rd.  
Troy, Ohio 45373

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85. 134 E. Main

Edna Shaneyfelt  
1576 North Road  
Troy, Ohio 45373

86. 202 E. Main Street

Fraternal Order of the Eagles  
202 E. Main Street  
Tipp City, Ohio 45371

87. 210 & 212 E. Main St.

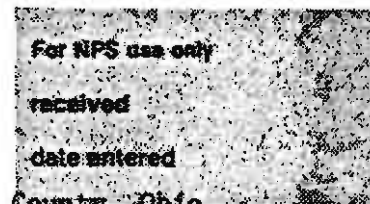
Ann Taylor c/o Bob Moorman  
8 S. Third Street  
Tipp City, Ohio 45371

88. 214 E. Main Street

Flora Senseman  
216 E. Main Street  
Tipp City, Ohio 45371

89. 216 E. Main Street

Flora Senseman  
216 E. Main Street  
Tipp City, Ohio 45371

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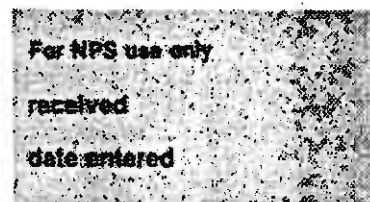
Item number

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- Photo #2 (1\*) Built in the 1930s, the now abandoned Miami-Erie canal lock serves as the eastern boundary of the Historical District. They are about 90 feet long and 15 feet wide, in addition there is a tow path along the bank that is now overgrown with weeds and brush. Also included are the grassy banks on both sides of the canal.
- Photo #3 (2\*) To the west of the canal lock sits the Tipp Roller Mill, a key building that has one section believed to be from 1839. The 9 bay, 3 story frame structure, covered with shiplap and weatherboard, is in the process of being restored.
- Photos (3\*) & (4\*) To the west of the Roller Mill, stand two bungalows from the  
#4, #5 1920's. These homes mix well with the commercial district.
- o (5\*) The first intrusion for the district is a parking lot for the Fraternal Order of the Eagles building which is across the street.
- Photo #6 This 1970s structure was built in the colonial style to adapt to the Historical  
nc area and is considered non-contributing. (6\*)
- Photo #7 (7\*) This two story, 4 bay structure of Late Federal influence with twin bridged chimneys is one of the earlier buildings in Tipp City.
- Photo #6 (8\*) This one story non-contributing 1970s building fills space between two  
nc historically significant structures.
- Photo #6 (9\*) A radically altered first floor obscures the Late Federal style of this building from the 1840s.
- Photo #8 (10\*) A quaint building from the 1860s with a 2 bay facade, it is one of the "boomtown) structures in the district.
- Photo #8 (11\*) Further west along Main Street is a Mid Victorian, 2 story, 3 bay, brick commercial building, built in 1865. It also has a "boomtown" front.
- Photos (12\*) This high Victorian-Italianate structure with 2 bays and 3 stories,  
#8, #9, built in the 1880's, serves as one of the pivotal buildings in downtown  
& #10 restoration. Its unique feature is the interior lightshaft.
- Photo #11 (13\*) & (14\*) On the corner are two adjacent buildings of Late Federal-Vernacular style, built in the 1850s. One structure has 3 bays, the other has 5 bays. These buildings take up a large segment of one block, and once served as the City hotel.
- Photo #12 (15\*) A brick Vernacular building once used as a bakery, stands on the corner of Main and Second Streets. It has 3 stories, 3 bays and was built in the 1850s, and was one of the earlier buildings of Tipp City.

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National Park ServiceNational Register of Historic Places  
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Old Tippecanoe Main Street Historic District, Tipp City, Miami County, Ohio

Continuation sheet 3

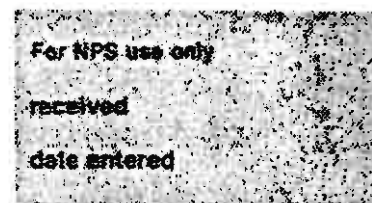
Item number 7

Page 4

- Photo #13 (16\*) A late Italianate style built in 1850, is the original structure  
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the 1940's.
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- Photo #14 (19\*) A 1990's residential structure of modified Queen Anne style, which has  
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- Photo #14 (20\*) This 20th century structure enhances the Municipal Building to which  
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- Photos (21\*) This key building is of High Victorian-Italianate style, and was built  
#15, #16 in 1874. This structure, with excellent examples of arcaded brick work and  
decorative brackets, stands on the corner of Third and Main Streets.
- Photos (22\*) The only church in the Historical District is a fine 2 bay, brick  
#17, #18 structure. The Zion Evangelicals formed in 1847 and this structure is from  
1894. Although remodeled in 1924, it still retains its Romanesque Revival  
lines.
- Photos (23\*) Built at the turn of the century, of Queen Anne, Stick and Tudor styles,  
#19, #20 is this 3 story residential structure, now used for commercial purposes.
- Photo #21 (24\*) Built in 1938, this brick structure is 1-story of the Pre-World War II  
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- Photos (25\*), (26\*), & (27\*) Three Queen Anne style homes, built in the 1890's,  
#22, #23, having 2 1/2 stories and characteristic of the residential district.  
& #24
- Photos (28\*) Originally built in 1853, of mixed styles and added features, this  
#25, #26, 2 1/2 story brick residential structure, is a typical example of the popularity  
#27, & #28 of an added turn of the century porch.
- Photo #29 (29\*) A two story commercial Vernacular structure dating from about 1867.  
It has a stepped gable roof and a three bay facade. Is adjacent to the rail-  
road tracks to the west.
- Photo #30 (30\*) A towering 2 1/2 story Neo-Classic Rectilinear residential structure  
built in 1872 with a 1912 addition. This block stands unaffected by the rail-  
road tracks.

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Old Tippecanoe Main Street Historic District, Tipp City, Miami County, Ohio  
Continuation sheet 4 Item number 7 Page 5

Photos (31\*) & (32\*) Two Queen Anne style homes built around the 1890s. Both #31, #32 have decorative gable peaks and roofs, and are among the nicer residential structures.

(33\*) This two story, 1880 farmhouse has a Queen Anne front porch added in 1910. The shaped lintels over doors and windows are nice features.

(34\*) A two story three bay, 1920s Dutch Colonial residence with the peculiar Dutch gambrel roof. This home is unique in this historic district.

Photo #33 (35\*) A two story, 4 bay, 1855 Greek Revival residential structure. The elaborate brackets, dentils, and iron fence make this home unequalled in the neighborhood.

(36\*) This popular 2 1/2 story, 2 bay Queen Anne style home has imbricated shingles on gable peaks, end boards throughout and a belt course separating stories.

Photo #34 (37\*) A two story, 4 bay Italianate structure housing the only funeral home in town. An impressive corner building, the Georgian Revival two story portico was added about 1910.

(38\*) An enormous 2 1/2 story, 3 bay, Four Square residence is tastefully decorated on interior and exterior.

Photos (39\*) A distinguished two story, 3 bay, Second Empire structure with #35, #36 decorative iron-work. Built in 1872, The Chaffee Home is one of the unparalleled residences in the neighborhood.

Photo #36 (40\*) A one story 1960s structure housing a doctor's office that is not historically significant, it is considered an intrusion.

(41\*) This common Four Square home with 2 1/2 stories and 3 bays was built in 1915 and contributes to the Historical District.

(42\*) & (43\*) Two bungaloid structures built in the 1920's with Number 43 a good California style. Its property line on the west constitutes one boundary of the historical district.

(44\*), (45\*), & (46\*) Crossing to the South side of Main Street stand three non-descript homes built around the end of the century. Though not detracting from the district, they are not key buildings.

(47\*) A 3 story, 3 bay, 1890s Queen Anne double residence with lovely leaded glass in mullion window and turrets in peak ornaments, it is a more notable home in the district.

(48\*) A typical 1922 Four Square home with 2 1/2 stories. It contributes to the Historical District.



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Old Tippecanoe Main Street Historic District, Tipp City, Miami County, Ohio

Continuation sheet

5

Item number

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(49\*) This two story, 3 bay 1960s Vernacular structure still has original stone walk. The undulating patterned wooden shingles are distinguishable features.

(50\*) This two story, 4 bay 1880s residence features an interesting blend of styles. The gables are Gothic in detail, while the side of the facade is of Italianate influence.

Photo #37 (51\*) An outstanding 1 1/2 story, 2 bay bungaloid. The tile roof has pedimented gables with peak ornaments throughout. The entire structure has a Spanish influence and reports are that the plans came from Mexico.

Photos #38, #39, #40, & #41 (52\*) & (53\*) Two Vernacular structures with two stories and 4 bays, built around 1870. Number 52 is of frame construction, while number 53 is brick. Both are fine examples of the earlier residences, and are currently being restored.

Photo #41 (54\*) This simple Four Square home with two stories, 4 bays, and shed dormers, built in the 1910s has a large front porch with classical pillars.

(55\*) This Italianate style home built in the 1870s has a square frame addition to the west, added in 1910. Formerly the home of indigent ladies and widows, it is owned by the United Lutheran Church of America.

Photo #42 (56\*) Moving east, you will find a two story brick residence with added curvilinear porch and a gable ended porte cochère. Built in 1870, this home is an integral part of the historical district.

Photo #43 (57\*) This Italianate style home with 2 stories, features an added raised front porch with classic pillars. This home contributes significantly to the Historical District, and the original portion matches #37.

Photo #44 (58\*) A familiar Four Square home with the common features of 2 1/2 stories, 3 bays and built in the 1900's. Important as a typical style in the residential district.

(59\*) This 2-story, 3 bay, Neo-classic Rectilinear residential structure has an elaborate front porch with Corinthian pillars, flat roof with wide architrave and rose enrichment. Built in the 1900s, is one of the nicer homes in the district.

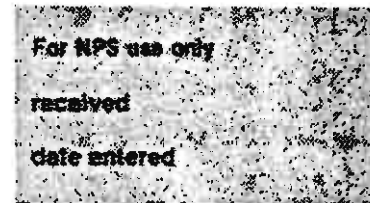
Photo #45 (60\*) A 2 story, 2 bay, 1909 modified Prairie style residence unique to this area, located beside the railroad tracks on a beautifully landscaped lot.

nc (61\*) A one story 1970s structure adjacent to the railroad tracks on the east. It does not contribute to the historical significance of the district.

(62\*) & (63\*) Two large frame residential structures. #62 built in the 1890s has 3 bays and 2 stories. The second built in the 1900s has 4 bays and 2 1/2 stories. They are in the commercial section in a block of buffer area.

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Old Tippecanoe Main Street Historic District, Tipp City, Miami County, Ohio

Continuation sheet 6

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Photos (64\*) An 1887 Queen Anne and stick style home with 2 1/2 stories and 3 bays.  
#46, #47 Front porch has classic pillars, double door with pilasters, and art glass transom. It is one of the more notable structures in the district.

-----  
The next three buildings are essentially non-contributing:

Photo #48 (65\*) One-story 1940s building situated on a corner is not fifty years old.  
nc

Photo #48 (66\*) This early warehouse store has an added boom town front that has been  
nc covered with aluminum siding.

Photo #48 (67\*) This two-story functional building is situated next to the gas station.  
nc

Photo #48 (68\*) A gas station on the corner of Main and Third Streets in the center  
o of the commercial district. A typical structure of the Sohio Company on a well kept lot, it is considered an intrusion.

Photos (69\*) Built in 1915, this unique Jacobethan structure dominates the corner  
#49, #50, of Third and Main. Known as the Monroe Township Building, it now houses a  
#51, & variety of buisness and has space for public meetings.  
#52

Photo #49 (70\*) One-third of the building has buff brick and round porthole windows on the second floor. It is reported that this section was erected at a later date and the roof line made to match its neighbor.

Photo #49 (71\*) Although this FrenchSecond Empire building looks like one unit, the Eastern two-thirds was built around the 1870s. It features three bull's eye windows. The third story has a bracketed projecting roofline and seven elaborate second story windows.

Photos (72\*) A contemporary one story bank that does not contribute to the district,  
#49, #53 and is not historically significant.

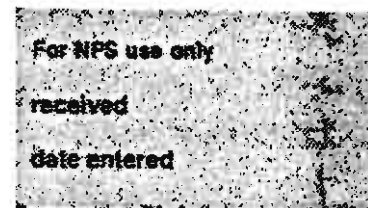
Photos (73\*) On the corner is a three story, seven bay, 1860s Romanesque Revival,  
#49, #53 known as Chaffee's Opera Block, a key building in Tipp City. The stage area  
- #60 lies on the upper two levels, and plans are underway to re-establish its early use.

Photo #61 (74\*) A significant commercial building constructed soon after the canal reached the village, it serves as a restaurant with a remodeled first floor.

Photo #61 (75\*) This miniature 2-story brick house has the look of an early German Vernacular structure.

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Old Tippecanoe Main Street Historic District, Tipp City, Miami County, Ohio

Continuation sheet 7

Item number 7

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- Photo #61 (76\*) This 3-story, commercial structure spans 1/2 of the block, and once contributed significantly to this main street. An early building from the 1850's, alterations have diminished its aesthetic appeal.
- Photos (77\*) This High Victorian Italianate structure with 2 stories and 3 bays,  
#61, #62 was built in the 1880s. The paneled frieze has diamond insets and ornamental brackets under a projecting cornice. The second story, with its trio of elaborate hooded windows, contrasts with the latered first floor.
- Photo #61 (78\*) Built in the 1860s, this 3 bay, Greek Revival structure, has an addition to the east with a shed roof. The structures provide a relief from the dominant 2 story linear pattern with their miniature shapes.
- Photo #61 (79\*) A 2-story, 3 bay, High Victorian Italianate 1871 commercial building with an attractive Boom Town front.
- Photos (80\*) Moving west on Main Street, stands a 2 story, 4 bay, brick Vernacular  
#61, #63 structure. Originally built as a home, it now is a restaurant and is adjacent to an alley on the west.
- Photos (81\*) This aesthetically pleasing frame commercial building has 2 stories  
#61, #63, and 3 bays, built in the 1880s, and of Victorian influence. It has a beauti-  
#64, & fully landscaped front yard.  
#65
- Photos (82\*) & (83\*) Two Vernacular structures with Late Federal influence, having  
#61, #65 pleasing proportions. Their gabled facades are evidence of their early construction when villages were basically frame towns.
- Photo 61 (84\*) This frame residential structure was built in 1855, with 2 stories and 3 bays, and of Early Victorian influence. It shares a common wall with #85, which housed the business of this resident.
- Photo #61 (85\*) Located on the corner of First and Main Streets, this structure has 2 stories and 3 bays, and was built in the 1880s of Victorian influence. This building now used by the VFW is adjacent on the east to the preceding building.
- Photo #66 (86\*) A 2 story, 4 bay brick 1850s Late Federal structure. A front porch with brick pillars and an addition to the east were added when the building was remodeled. Original structure was a copy of the Governor of Maryland's mansion.
- Photo #66 (87\*) This 2 story, 5 bay, 1840 Greek Revival, frame, residential structure is significant as one of the earliest buildings in Tipp City.
- Photos (88\*) This diminutive 1 story, 2 bay, brick 1870 Victorian style building was  
#66, #67 used as an office for the Buggy Whip Factory, and is now converted into a home.

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Old Tippecanoe Main Street Historic District, Tipp City, Miami County, Ohio

Continuation sheet 8

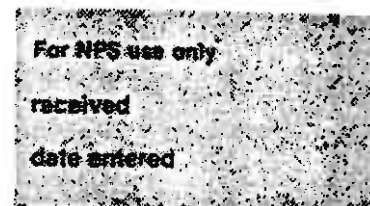
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Photos (89\*) This last structure included in the Historical District is a 2 story, #66, #68 11 bay, frame Industrial Vernacular structure built in 1889 as a mill, later changed to The Buggy Whip Factory. It is one of the most historically significant buildings in Old Tippecanoe, simple in detail, and adjacent the banks of the Miami-Erie canal banks on its east side.

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Old Tippecanoe Main Street Historic District, Tipp City, Miami County, Ohio

Continuation sheet 12

Item number 10

Page 2

VERBAL BOUNDARY DESCRIPTION

Beginning at the northeast corner of the east right-of-way line of the Miami-Erie canal lands;

thence southeastward, with the east right-of-way line of said canal lands, a total distance of 348 feet, more or less, to a point 150 feet south of the south right-of-way line of East Main Street;

thence westward, parallel to 150 feet south of the south right-of-way line of East Main Street, a total distance of 330 feet, more or less, crossing the Miami-Erie Canal lands and Outlot 45 and Outlot 44, to a point on the west line of Outlot 44;

crossing South First Street and proceeding west on the north alley line, parallel to Main Street, follow this to the Southeast Point of lot #407, then turning North following the Western line of lot #407.

Crossing West Main Street and proceeding north along the western line of lot #1042 to the northwestern point;

Thence eastward following the south line of the alley, parallel to Main Street, continue eastward through property lines to the northeast side of First Street, continue parallel to and 120 feet north of the north line of East Main Street and crossing lots 1, 491, state lot and Miami-Erie Canal lands, a total distance of 305 feet, more or less, to the east right-of-way line of the Miami-Erie Canal lands and the place of beginning.

For justification of boundary see section 7.

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

RECEIVED

DATE ENTERED 7/7/83

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC Old Tippecanoe Main Street Historic District

AND/OR COMMON

2 LOCATION

STREET & NUMBER 5 - 439 West Main Street (inclusive)  
3 - 225 East Main Street (inclusive)

N/A NOT FOR PUBLICATION

CITY, TOWN

Tipp City

N/A VICINITY OF

CONGRESSIONAL DISTRICT

STATE

Ohio

CODE

039

COUNTY

Miami

CODE

109

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input checked="" type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input checked="" type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<input type="checkbox"/> PUBLIC ACQUISITION	<input type="checkbox"/> ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input checked="" type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input checked="" type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input checked="" type="checkbox"/> BEING CONSIDERED	<input checked="" type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME

Various owners - see attached list

STREET & NUMBER

CITY, TOWN

STATE

VICINITY OF

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Miami County Courthouse

STREET & NUMBER

Court House Square

CITY, TOWN

Troy,

STATE

Ohio 45373

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Ohio Historic Inventory

DATE

5-6/78; 7-8/82

FEDERAL ☒ STATE ☐ COUNTY ☐ LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

Ohio Historic Preservation Office

CITY, TOWN

Columbus,

STATE

Ohio 43211

**10 GEOGRAPHICAL DATA**ACREAGE OF NOMINATED PROPERTY app. 22 sq. acres

UTM REFERENCES See continuation sheet

A	116	7411970	4427140
ZONE	EASTING	NORTHING	
C	116	7411950	4427060
ZONE	EASTING	NORTHING	

B	116	7411960	4427080
ZONE	EASTING	NORTHING	
D	116	7411950	4427010
ZONE	EASTING	NORTHING	

VERBAL BOUNDARY DESCRIPTION

See continuation sheets #11 + 12

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	N/A	CODE	COUNTY	CODE
STATE		CODE	COUNTY	CODE

**11 FORM PREPARED BY**

NAME / TITLE

Judy Gilleland Administrative Intern

ORGANIZATION

City Manager's Office

DATE

August 1982

STREET &amp; NUMBER

3 E. Main St.

TELEPHONE

(513)-667-8425

CITY OR TOWN

Tipp City

Ohio

45371

STATE

**12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION**

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL ☐STATE ☐LOCAL ☒

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

W. Ray Luce

TITLE

SHPO

DATE

5/23/83

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

DATE

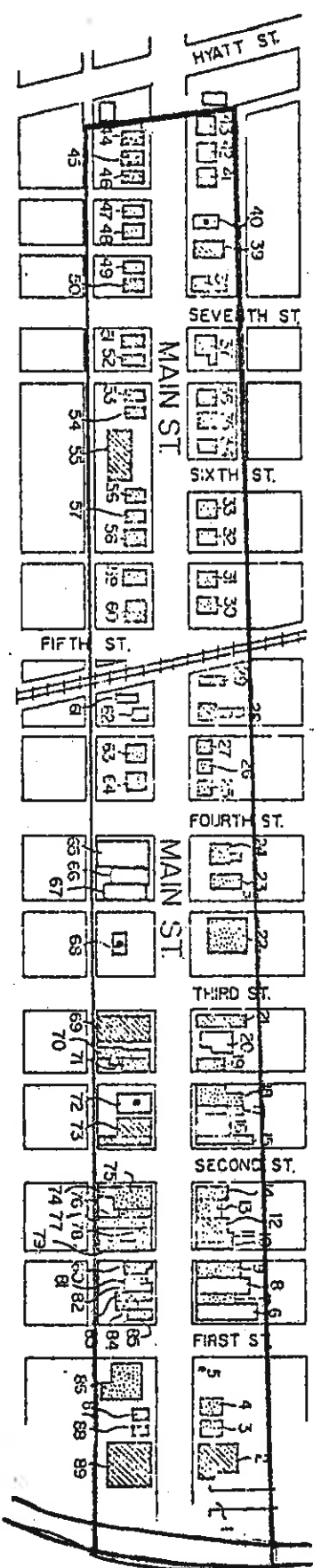
ATTEST:

KEEPER OF THE NATIONAL REGISTER

OLD TIPPECANOE MAIN STREET HISTORIC DISTRICT, TIPP CITY, MIAMI COUNTY, OHIO

# OLD TIPPECANOE HISTORIC DISTRICT

TIPP CITY, OHIO

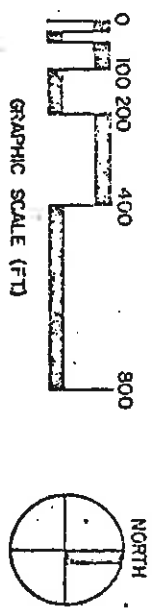


**KEY**

- HISTORICAL BUILDINGS
- HIGHLIGHTED BUILDINGS
- INTRUSIONS
- NON-CONTRIBUTORS
- Boundary

Non-Contributing  
6, 8, 16, 20, 61,  
65, 66, 67

Intrusions  
5, 40, 68, 72







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National Park Service

**National Register of Historic Places  
Inventory—Nomination Form**

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Old Tippecanoe Main Street Historic District, Tipp City, Miami County, Ohio  
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Richard, Ind.;  
M. Cullaton & Co., 1894.

Townscape by Kim Zarney and Chuck Kovaic,  
(Ohio Arts Council).

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

Old Tippecanoe Main Street Historic District

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 3

(1) Built in the 1930's, the now abandoned Miami-Erie canal locks serves as the eastern boundary of the Historical District. They are about 90 feet long and 15 feet wide, in addition there is a tow path along the bank that is now overgrown with weeds and brush.

(2) To the west of the canal lock sits the Tipp Roller Mill, a key building that has one section believed to be from 1839. The 9 bay, 3 story frame structure, covered with shiplap and weatherboard, is in the process of being restored.

2134  
209 E (3) & (4) To the west of the Roller Mill, stand two bungalows from the 1920's. These homes mix well with the commercial district.

\* (5) The first intrusion for the district is a parking lot for the Fraternal Order of the Eagles building which is across the street.

nc (6) This 1970's structure was build in the colonial style to adapt to the Historical area and is considered non-contributing.

119-125  
E (7) This two story, 4 bay structure of Late Federal influence with twin bridged chimneys is one of the earlier buildings in Tipp City.

nc (8) This one story non-contributing 1970's building fills space between two historically significant structures.

121 E (9) A radically altered first floor obscures the Late Federal style of this building from the 1840's.

117 E (10) A quaint building from the 1860's, with a 2 bay facade, it is one of the few "boomtown" structures in the district.

115 E (11) Further west along Main Street is a Mid Victorian, 2 story, 3 bay, brick commercial building, built in 1865. It also has a "boomtown" front.

111-113  
E (12) This high Victorian-Italianate structure with 2 bays and 3 stories, built in the 1880's serves as one of the pivotal buildings in downtown restoration. It's unique feature is the interior lightshaft.

109-103  
E (13) & (14) On the corner are two adjacent buildings of Late Federal-Vernacular style, built in the 1850's. One structure has 3 bays, the other has 5 bays. These buildings take up a large segment of one block, and once served as the City hotel.

35 E (15) A brick Vernacular building once used as a bakery, stands on the corner of Main and Second Streets. It has 3 stories, 3 bays and was built in the 1850's, and was one of the earlier buildings of Tipp City.

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

Old Tippecanoe Main Street Historic District

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 4

- 31E (16) A late Italianate style built in 1850, is the original structure standing, the street level now has a unique glazed brick facade added in the 1940's.
- 27E (17) This double store has a colossal projecting cornice with brackets and dentils, supported by pilasters with elaborate capitals. Now owned by two separate businesses, an effort has been made to treat the facade as a whole.
- 19E (18) This is an excellent example of Neo-Classic, typical for banks of its period, although the first floor has been altered.
- 15E (19) A 1900's residential structure of modified Queen Anne style, which has 2 1/2 stories and Doric porch columns is in the process of being restored.
- nc (20) This 20th century structure enhances the Municipal Building to which its lot is adjacent on the west, but is considered non-contributing.
- 3E (21) This key building is of High Victorian-Italianate style, and was built in 1874. This structure, with excellent examples of arcaded brick work and decorative brackets, stands on the corner of Third and Main Streets.
- 5W (22) The only church in the Historical District, is a fine 2 bay, brick structure. The core was originally built in 1847 and its facade was added in 1894. Although re-modeled in 1924, it still retains its Romanesque Revival lines.
- 23W (23) Built at the turn of the century, of Queen Anne, Stick and Tudor styles, is this 3 story residential structure, now used for commercial purposes.
- 29W (24) Built in 1938, this brick structure is 1 story of the Pre-World War II style, typical of many post offices constructed during this period.
- 05  
109W  
115 (25), (26), & (27) Three Queen Anne style homes, built in the 1890's, having 2 1/2 stories and characteristic of the residential district.
- 121W (28) Originally built in 1853, of mixed styles and added features, this 2 1/2 story brick residential structure, is a typical example of the popularity of an added turn of the century porch.
- 21W  
arr 198 (29) A two story commercial Vernacular structure dating from the 1890's. It has a stepped gable roof and a three bay facade. Is adjacent to the railroad tracks to the west.
- 131W (30) A towering 2 1/2 story Neo-Classic Rectilinear residential structure built in 1872 with a 1912 addition. This block stands unaffected by the railroad tracks.

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

Old Tippecanoe Main Street Historic District

CONTINUATION SHEET

ITEM NUMBER 7

PAGE 5

203W (31) & (32) Two Queen Anne style homes built around the 1890's. Both have decorative  
13-215W gable peaks and roofs, and are among the nicer residential structures.

231W (33) This two story, 1880 farmhouse has a Queen Anne front porch added in 1910. The  
shaped lintels over doors and windows are nice features.

305W (34) A two story three bay, 1920's Dutch Colonial residence with the peculiar Dutch  
gambrel roof. This home is unique in this area.

309W (35) A two story, 4 bay, 1855 Greek Revival residential structure. The elaborate  
brackets, dentils, and iron fence make this home unequalled in the neighborhood.

(36) This popular 2 1/2 story, 2 bay Queen Anne style home has imbricated shingles on  
gable peaks, end boards throughout and a belt course separating stories.

327W (37) A two story, 4 bay Italianate structure housing the only funeral home in town.  
An impressive corner building, the Georgian Revival two story portico was added about  
1910.

405W (38) An enormous 2 1/2 story, 3 bay, Sears style residence is tastefully decorated  
on interior and exterior.

415W (39) A distinguished two story, 3 bay, Second Empire structure with decorative iron-  
work. Built in 1872, The Chaffee Home is one of the unparalleled residences in the  
neighborhood.

\* (40) A one story 1960's structure housing a doctors office that is not historically  
significant, and is considered an intrusion.

No Chert  
427W (41) This common Sears style home with 2 1/2 stories and 3 bays was built in 1915  
and contributes to the Historical District.

433  
439W (42) & (43) Two bungalow structures built in the 1920's with Number 43 a good  
California style. Its property line on the west constitutes one boundary of the  
historical district.

nc (44) (45) & (46) Crossing to the South side of Main Street stand three Sears style  
homes built around the 1910's to 1920's, although not detracting from the district  
are not key buildings.

420W (47) A 3 story, 3 bay, 1898 Queen Anne double residence with original leaded glass  
in mullion window and turrets in peak ornaments, it is a more notable home in the  
district.

414W (48) A typical 1922 Sears style home with 2 1/2 stories and contributing to the  
Historical District.

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- 408W (49) This two story, 3 bay 1860s Vernacular structure still has original slate walk. The undulating patterned wooden shingles are distinguishable features.
- 402W (50) This two story, 4 bay 1880s residence features an interesting blend of styles. The gables are Gothic in detail, while the side of the structure has Italianate influence.
- 26W (51) An outstanding 1 1/2 story, 2 bay bungalow. The tile roof has pedimented gables with peak ornaments throughout. The entire structure has a Spanish influence and reports are that the plans came from Mexico.
- 314W  
220W (52) & (53) Two Vernacular structures with two stories and 4 bays, built around 1870. Number 52 is of frame construction, while number 53 is brick. Both are fine examples of the earlier residences, and are currently being restored.
- 310W (54) This simple Sears style home with two stories, 4 bays, and shed dormers, built in the 1910's has a large front porch with classical pillars.
- 300W (55) This Italianate style home built in the 1870's has a Sears style addition to the west, added in 1910. Formerly the home of indigent ladies and widows, it is owned by the United Lutheran Church of America.
- 230W (56) Moving east on Main Street stands a two story brick residence with added curvilinear porch and a gable ended porte' cochere. Built in 1870, this home is an integral part of the historical district.
- 26W (57) This Italianate style home with 2 stories, features an added raised front porch with classic pillars. This home contributes significantly to the Historical District, and the original portion matches #37.
- 218W  
220W (58) A familiar Sears style home with the common features of 2 1/2 stories, 3 bays and built in the 1900's. Important as an earlier structure in the residential district.
- 212W (59) This 2 story, 3 bay, Neo-classic Rectilinear residential structure has an elaborate front porch with Corinthian pillars, flat roof with wide architrave and rose enrichment. Built in the 1900's and one of the nicer homes in the district.
- 206W (60) A 2 story, 2 bay, 1909 modified Prairie style residence unique to this area, is located beside the railroad tracks, on a beautifully landscaped lot.
- nc (61) A one story 1970's structure adjacent to the railroad tracks on the east. It does not contribute to the historical significance of the district.
- 120-  
114 (62) & (63) Two Queen Anne frame residential structures. One built in the 1900's has 3 bays and 2 stories. The second built in the 1920's has 4 bays and 2 1/2 stories. Included in the commercial section in a block of buffer area.

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104W (64) An 1887 Queen Anne and stick style home with 2 1/2 stories and 3 bays. Front porch has classic pillars, bouble door with pillasters, and art glass transom. One of the more notable structures in the district.

-----  
The next three buildings are essentially non-contributing:

20-2 1/2 E (65) One story 1940's building situated on a corner.

20-24 1/2 W (66) This modest brick structure has an added boom town front that has been covered with aluminum siding.

(67) This two story functional building is situated next to the gas station.  
-----NO REGISTRATION FORM NO PICTURE

\* (68) A gas station on the corner of Main and Third Streets in the center of the commercial district. A typical structure of the Sohio Company on a well kept lot. It is considered an intrusion. NO LONGER EXISTS \_ PARKING LOT OWNED BY METHODIST CHURCH.

4-8 E (69) Built in 1915, this unique two Jacobethan structure dominates the corner of Third and Main. Known as the Monroe Township Building, it now houses a variety of business and public meetings.

12-14 E (70) One-third of the building has buff brick and round porthole windows on the second floor. It is reported that this section was erected at a later date and the roof line made to match it's neighbor.

(71) Although this French Second Empire building looks like one unit, the Eastern two-thirds was built around the 1870s. It features three bull's eye windows. The third story has a bracketed projecting roofline and seven elaborate second story windows.

(NO REGISTRATION SHEET NO PICTURE)

nc (72) A contemporary one story bank that does not detract from the district, but is not historically significant. NO REGISTRATION SHEET

28-34 E (73) On the corner is a three story, seven bay, 1860's Romanesque Revival, known as the Opera House. One of the key buildings in Tipp City. The Opera House lies on the upper two levels, and plans are underway to re-establish its early use.

(74) A significant commercial building constructed soon after the canal reached the village. It serves as a restaurant with a remodeled first floor. TWO REGISTRATION SHEETS

105-2nd (75) This miniature 2 story brick house has the look of an early German Vernacular structure. NO LONGER EXISTS. HAD A SECOND STREET ADDRESS. WAS LOCATED NEXT TO THE CURRENT D.J. PIZZA BUILDING.

106 E M. (76) This 3 story, commercial structure spans 1/2 of the block, and once contributed significantly to this main street. An early building from the 1850's, alterations have diminished its asthetic appeal.

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112E (77) This High Victorian Italianate structure with 2 stories and 3 bays, was built in the 1880's. The paneled frieze has diamond insets and ornamental brackets under a projecting cornice. The second story, with its trio of elaborate hooded windows contrasts with the altered first floor.

114E (78) Built in the 1860's, 1 story, 3 bay, Greek Revival structure, has an addition to the east with a shed roof. The structures provide a relief from the dominant 2 story linear pattern.

118E (79) A 2 story, 3 bay, High Victorian Italianate 1871 commercial building with an attractive Boom Town front.

120E (80) Moving west on Main Street, stands a 2 story, 4 bay, brick Vernacular structure. Originally built as a home, it now is a restaurant and is adjacent to an alley on the west.

124E (81) This aesthetically pleasing frame commercial building has 2 stories and 3 bays, built in the 1880's, and of Victorian influence. It has a beautifully landscaped front yard.

15-128E (82) & (83) Two Vernacular structures with Late Federal influence, having pleasing proportions. Their gabled facades are evidence of their early construction when villages were basically frame towns.

132 (84) This frame residential structure was built in 1855, with 2 stories and 3 bays, and of Early Victorian influence. It shares a common wall with #85, which housed the business of this resident. Burned 1992

134 (85) Located on the corner of First and Main Streets, this structure has 2 stories and 3 bays, and was built in the 1880's of Victorian influence. This building now used by the VFW is adjacent on the east to the preceding building.

202E (86) A 2 story, 4 bay brick 1850's Late Federal structure. A front porch with brick pillars and an addition to the east were added when the building was remodeled. Original structure was a copy of the Governor of Maryland's mansion.

210-212E (87) This 2 story, 5 bay, 1940 Greek Revival, frame, residential structure is significant as one of the earliest buildings in Tipp City.

214E (88) This diminutive 1 story, 2 bay, brick 1870 Vernacular structure was used as an office for the Buggy Whip Factory, and is now converted into a home.

216E (89) This last structure included in the Historical District is a 2 story, 11 bay, frame Industrial Vernacular structure built in 1889 as a mill, later changed to The Buggy Whip Factory. It is one of the most historically significant buildings in Old Tippecanoe, simple in detail, and spanning the banks of the Miami-Erie canal banks on its east side.



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- (1) Built in the 1830's, the now abandoned Miami-Erie canal locks serves as the eastern boundary of the Historical District. They are about 90 feet long and 15 feet wide, in addition there is a tow path along the bank that is now overgrown with weeds and brush.
- (2) To the west of the canal lock sits the Tipp Roller Mill, a key building that has one section believed to be from 1839. The 9 bay, 3 story frame structure, covered with shiplap and weatherboard, is in the process of being restored.
- (3) & (4) To the west of the Roller Mill, stand two bungalows from the 1920's. These homes mix well with the commercial district.
- \* (5) The first intrusion for the district is a parking lot for the Fraternal Order of the Eagles building which is across the street.
- nc (6) This 1970's structure was build in the colonial style to adapt to the Historical area and is considered non-contributing.
- (7) This two story, 4 bay structure of Late Federal influence with twin bridged chimneys is one of the earlier buildings in Tipp City.
- nc (8) This one story non-contributing 1970's building fills space between two historically significant structures.
- (9) A radically altered first floor obscures the Late Federal style of this building from the 1840's.
- (10) A quaint building from the 1860's, with a 2 bay facade, it is one of the few "boomtown" structures in the district.
- (11) Further west along Main Street is a Mid Victorian, 2 story, 3 bay, brick commercial building, built in 1865. It also has a "boomtown" front.
- (12) This high Victorian-Italianate structure with 2 bays and 3 stories, built in the 1880's serves as one of the pivotal buildings in downtown restoration. It's unique feature is the interior lightshaft.
- (13) & (14) On the corner are two adjacent buildings of Late Federal-Vernacular style, built in the 1850's. One structure has 3 bays, the other has 5 bays. These buildings take up a large segment of one block, and once served as the City hotel.
- (15) A brick Vernacular building once used as a bakery, stands on the corner of Main and Second Streets. It has 3 stories, 3 bays and was built in the 1850's, and was one of the earlier buildings of Tipp City.

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(16) A late Italianate style built in 1850, is the original structure standing, the street level now has a unique glazed brick facade added in the 1940's.

(17) This double store has a colossal projecting cornice with brackets and dentils, supported by pilasters with elaborate capitals. Now owned by two separate businesses, an effort has been made to treat the facade as a whole.

(18) This is an excellent example of Neo-Classic, typical for banks of its period, although the first floor has been altered.

(19) A 1900's residential structure of modified Queen Anne style, which has 2 1/2 stories and Doric porch columns is in the process of being restored.

nc (20) This 20th century structure enhances the Municipal Building to which its lot is adjacent on the west, but is considered non-contributing.

(21) This key building is of High Victorian-Italianate style, and was built in 1874. This structure, with excellent examples of arched brick work and decorative brackets, stands on the corner of Third and Main Streets.

(22) The only church in the Historical District, is a fine 2 bay, brick structure. The core was originally built in 1847 and its facade was added in 1894. Although re-modeled in 1924, it still retains its Romanesque Revival lines.

(23) Built at the turn of the century, of Queen Anne, Stick and Tudor styles, is this 3 story residential structure, now used for commercial purposes.

(24) Built in 1938, this brick structure is 1 story of the Pre-World War II style, typical of many post offices constructed during this period.

(25), (26), & (27) Three Queen Anne style homes, built in the 1890's, having 2 1/2 stories and characteristic of the residential district.

(28) Originally built in 1853, of mixed styles and added features, this 2 1/2 story brick residential structure, is a typical example of the popularity of an added turn of the century porch.

(29) A two story commercial Vernacular structure dating from the 1890's. It has a stepped gable roof and a three bay facade. Is adjacent to the railroad tracks to the west.

(30) A towering 2 1/2 story Neo-Classic Rectilinear residential structure built in 1872 with a 1912 addition. This block stands unaffected by the railroad tracks.

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(31) & (32) Two Queen Anne style homes built around the 1890's. Both have decorative gable peaks and roofs, and are among the nicer residential structures.

(33) This two story, 1880 farmhouse has a Queen Anne front porch added in 1910. The shaped lintels over doors and windows are nice features.

(34) A two story three bay, 1920's Dutch Colonial residence with the peculiar Dutch gambrel roof. This home is unique in this area.

(35) A two story, 4 bay, 1855 Greek Revival residential structure. The elaborate brackets, dentils, and iron fence make this home unequalled in the neighborhood.

(36) This popular 2 1/2 story, 2 bay Queen Anne style home has imbricated shingles on gable peaks, and boards throughout and a belt course separating stories.

(37) A two story, 4 bay Italianate structure housing the only funeral home in town. An impressive corner building, the Georgian Revival two story portico was added about 1910.

(38) An enormous 2 1/2 story, 3 bay, Sears style residence is tastefully decorated on interior and exterior.

(39) A distinguished two story, 3 bay, Second Empire structure with decorative iron-work. Built in 1872, The Chaffee Home is one of the unparalleled residences in the neighborhood.

\* (40) A one story 1960's structure housing a doctors office that is not historically significant, and is considered an intrusion.

(41) This common Sears style home with 2 1/2 stories and 3 bays was built in 1915 and contributes to the Historical District.

(42) & (43) Two bungalow structures built in the 1920's with Number 43 a good California style. Its property line on the west constitutes one boundary of the historical district.

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